

ARTICLE 12

MHP - MOBILE HOME PARK RESIDENTIAL DISTRICT

Legislative Intent. This district is based on the premise that mobile homes have a function in providing housing in the Town, but because of their distinctive nature are best accommodated in mobile home parks which are designed to provide all the functions, conveniences, and amenities normally desired by residents. To these ends, it is required that a mobile home park be large enough to be a design unit and to function as a neighborhood.

12-1 Use Regulations. A building may be erected, altered, or used, and a lot or premises may be used or occupied, for any of the following purposes, and no other.

12-1.1 Uses Permitted by Right:

- Mobile homes within mobile home parks.
- Accessory buildings.
- Agricultural uses existing at the time of Ordinance Adoption.
- Signs subject to Article 25.
- Off-street parking for permitted uses subject to Article 24.
- Open space subject to Article 23 and Section 12-10.
- Utilities related to and necessary for service within the Town, including poles, wires, transformers, telephone booths, and the like for electrical power distribution or communication service, and underground pipelines or conduits for local electrical, gas, sewer, or water service, but not those facilities listed as requiring a special use permit.

12-1.2 Uses Permitted by Special Use Permit. The following uses will be permitted upon authorization of the Town Council subject to Article 4, Section 4-8.

- Travel trailers and campers within areas specially designed and set aside for such use subject to Section 9-11.
- Parks and playgrounds.
- Churches and community buildings.
- Swim and tennis clubs.
- Home professional offices.

- Treatment plants, water storage tanks, major transmission lines or pipelines, pumping or regulator stations, communications towers, storage yards and substations, and cable television facilities and accessory buildings.
- Active and passive recreation and recreational facilities.

12-2 Area Regulations

12-2.1 Minimum size:

- The mobile home park shall consist of a minimum of ten (10) acres, planned to accommodate at least fifty (50) mobile homes.

| Use | Maximum Density ¹ | Minimum Lot Size | Maximum Lot Coverage ² |
|--------------|---------------------------------|---------------------|--------------------------------------|
| Mobile Homes | 8 | 3,000 sq. ft. | none |
| Other Uses | not applicable | 5,000 sq. ft. | 80% |

1: Number of dwelling units per gross acre.

2: Includes all impervious surfaces.

The minimum area regulations may be modified by the Town Council in accordance with the provisions of

Section 4-8.2a. (Amended by Council 11/12/97)

12-3 Setbacks

| Use | Minimum Setback | | | Minimum Lot Width ² |
|--------------|--------------------|------|------|-----------------------------------|
| | Front ¹ | Side | Rear | |
| Mobile Homes | 25 | 7.5 | 25 | 40 |
| Other Uses | 25 | 15 | 25 | 40 |

1: as measured from the street right-of-way.

2: as measured at the front setback.

12-4 Height Regulations

Buildings may be erected up to thirty-five (35) feet in height except that:

- The height limit for dwellings may be increased up to forty-five (45) feet and up to three (3) stories provided that front, side, and rear yard setbacks increase one (1) foot for each additional foot of building height over thirty-five (35) feet.
- A public or semi-public building may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
- Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, and television antennae are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.
- No accessory building which is within twenty (20) feet of any party lot line shall be more than fifteen (15) feet high. All accessory buildings shall be less than the main building in height.

12-5 Lot Definition. Every mobile home lot shall be clearly defined on the ground by permanent markers.

12-6 Access to Lots. The minimum width of any lane or driveway on which an individual mobile home site fronts shall be twenty-eight (28) feet. In cases where a driveway dead-ends there shall be constructed at such dead-ends a cul-de-sac with a minimum turning radius of forty (40) feet. All driveways or lanes shall be surfaced and maintained for the full width thereof with a durable, dustproof, hard material in accordance with the Town of Warrenton Public Facilities Manual.

12-7 Water and Sewer. An adequate supply of potable water approved by the Town of Warrenton shall be furnished from a public or private water system with supply faucets located at each trailer site.

In each mobile home park all domestic water, or domestic waste water from a faucet, toilet, tub, shower, sink, drain, washing machine, garbage disposal unit, or laundry, shall empty into a sewer system constructed in accordance with the County Health Department, whether factory installed in each mobile unit or in a central service building.

12-8 Requirements for Travel Trailer Accommodations and/or Temporary Placement of Mobile Homes. Areas for the temporary parking of travel trailers and dependent mobile

homes may be permitted by Special Use Permit, subject to Section 4-8 and the following requirements.

A service building or buildings shall be provided in mobile home parks in which are located dependent mobile homes or travel trailers.

- Service building or buildings shall be provided with toilets, baths or showers, slop sinks, and other sanitation facilities which shall conform to the following requirements:
 - One (1) flush toilet for each sex for each three (3) dependent travel trailer spaces or fraction thereof.
 - One (1) lavatory for each sex for each three (3) dependent travel trailers or fraction thereof, and not less than one (1) shower or tub for each sex for each ten (10) dependent trailers.

- Toilets and sanitation for males shall be either in separate buildings or shall be separated, if in the same building, by a soundproof wall from those provided for females.
- In each toilet facility building there shall be provided a slop sink with hot and cold water outlets.
- At least one (1) garbage can with tight fitting lid shall be provided for each site. Garbage and rubbish shall be collected, bagged, and disposed of as frequently as may be necessary to insure that the garbage cans do not overflow, but not less than once daily. Disposal shall be in the manner approved by the Town of Warrenton.
- All entrances, exits, and driveways shall be lighted at night. Not less than one (1) 100 watt electric light shall be provided for each two hundred (200) linear feet of internal driveway and at each entrance and exit to the mobile home or travel trailer park. At least one (1) receptacle outlet for each such lot shall be provided.

12-9 Open Space and Recreation

The provisions of Article 23, General Provisions for Open Space shall apply in the MHP District. At least two hundred (200) square feet of playground space shall be provided and maintained for each mobile home or travel trailer site. Each mobile home or travel trailer park shall provide not less than one (1) playground, and no playground shall be less than twenty-five hundred (2,500) square feet in area. Such playground areas shall be used exclusively for playground purposes.

12-10 Additional Regulations

No permanent or semi-permanent structure shall be affixed to any mobile home or travel trailer as an addition to such unit nor shall any accessory structure be permitted on any such site. The prohibition herein against any addition or accessory to a mobile home or travel trailer shall not apply to a canopy or awning designed for use with a travel trailer or mobile home nor to any expansion unit or accessory structure specifically manufactured.

It shall be unlawful for any electric company to furnish electricity to any such mobile home park unless a permit and certificate of occupancy has been issued therefor. It shall be unlawful for any travel trailer as herein defined to be used as living quarters of a permanent nature.

It shall be unlawful for any person, firm, or corporation to permit any mobile home which is to be used as a dwelling or living quarters to be parked upon any land under his or its partial or complete control unless said mobile home is parked in a legal mobile home park or court as herein defined, and for which permits have been previously issued, or is used temporarily on a building site while the single-family house is being constructed on the lot.

Any mobile home in use on the effective date of this Ordinance shall be registered with the Zoning Administrator within sixty (60) days therefrom and any trailer not so registered within said time shall be presumed to be in violation hereof.

12-11 Lighting

Lighting facilities shall be arranged in a manner which will protect the highway and neighboring properties from direct glare or hazardous interference. Lighting facilities shall be required along private and public streets and within parking areas, installed at the developer's expense.